

Prepared by/Return to:

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WARRANTY DEED

GRANTORS:

Mohammed Aqraa and
Bassam Mohammed
8143 Dahla Lake
Walls, MS 38680
901-598-5874
N/A

GRANTEE:

Sparshil Bhatt

9840 Tanglewood Court
Munster, IN 46321
219-308-6914
N/A

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, We, **Mohammed Aqraa and Bassam Mohammed**, Grantors, do hereby grant, bargain, sell, convey and warrant unto **Sparshil Bhatt**, Grantee, that certain real property lying and being situated in the County of DeSoto, State of Mississippi, and being more particularly described as follows, to-wit:

INDEXING INSTRUCTIONS:

Lot 2, First Revision, Smith's Commercial Subdivision, situated in Sections 3 and 4, Township 2 South, Range 9 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 94, Page 35, in the office of the Chancery Clerk of DeSoto County, Mississippi.

ALSO:

2.0 acres being part of the Northeast Quarter of Section 3 and part of the Northeast Quarter of Section 4, Township 2 South, Range 9 West, DeSoto County, Mississippi and described as follows:

Commencing at the northeast corner of Section 4, Township 2 South, Range 9 West. Thence N 90°00'W -167.96' along the north line of said quarter section to a point. Thence S 00°00'E- 656.75' to a concrete right of way marker on the northeast right of way of Delta View Road. Said point being in the west line of said 2.0 acres and the point of beginning. Thence N 24°05'26"E - 60.59' along the northeast right of way of Delta View Road to a concrete right of way marker. Thence S 81°08'56" E- 381.76' to a point in a ditch (point marked by 3/8" rebar set 25' West on line). Thence S 10°10'57"W -250.00' along said ditch to a point (point marked by a 3/8" rebar set 20' west on line). Thence N 79°49'03"W - 290.67' to a concrete right of way marker on the northeast right of Delta View Road. Thence N 19°53'18" W - 210.67' along said right of way to the point of beginning.

The above described real property is conveyed subject to road rights of way, public utility easements and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas or mineral rights of any kind or character whatsoever; subject to covenants, limitations, and restrictions of said subdivision as found on plat of said subdivision of record in Plat Book 94, Page 35, and/or elsewhere, of the records of DeSoto County, Mississippi; and subject to taxes for the year 2010 and all subsequent years.

Taxes for the year 2010 are being pro-rated on an estimated basis as part of this closing, Grantor shall be liable and responsible to Grantee for any shortage in such amount which may be determined upon publication of said taxes. Grantee, her heirs, successors, and assigns shall be liable for the taxes for all subsequent years.

May IN TESTIMONY WHEREOF, witness the signatures of the Grantors on this the 3 day of May, 2010.

Mohammed Aqraa

Bassam Mohammed

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for said County and State, the within named **Mohammed Aqraa and Bassam Mohammed**, who acknowledged that they executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

May GIVEN under my hand and official seal on this the 3 day of May, 2010.

Jamie Roach
NOTARY PUBLIC

My Commission Expires:

3/5/12

